

# Unit 3500 Briar Bay Blvd # 106 - Cove at Briar Bay

3500 Briar Bay Blvd # 106 - 3710-3810 N Jog Rd, West Palm Beach, FL, Palm Beach 33417

## Unit Information

MLS Number:	RX-10978223
Status:	Active
Size:	1,201 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Other
List Price:	\$310,000
List PPSF:	\$258
Valuated Price:	\$264,000
Valuated PPSF:	\$221

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	288
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

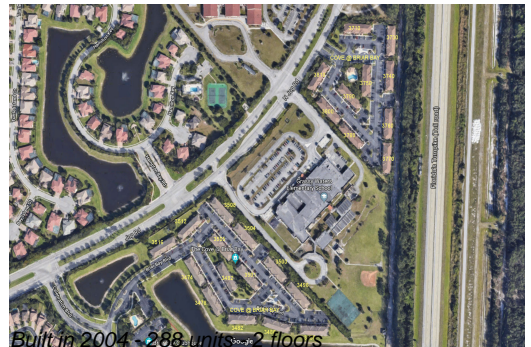
The Cove @ Briar Bay  
Address: 3599 Briar Bay Blvd #3401,  
West Palm Beach, FL 33411  
King's Management Services, Inc.  
561.627.0480 Office  
561.627.1247 Fax  
Mailing Address:  
PO Box 32248  
Palm Beach Gardens, FL 33420  
King's Management Email: mail@kingsmanagement.com

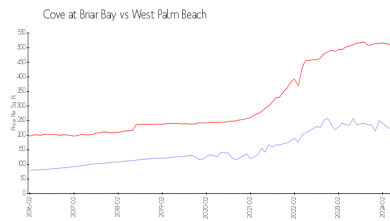
<https://briarbay.org/>

## Recent Sales

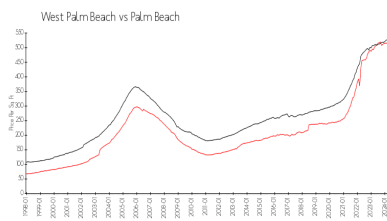
Unit #	Size	Closing Date	Sale Price	PPSF
102	920 sq ft	Feb 2024	\$217,000	\$236
101	1,196 sq ft	Jan 2024	\$298,000	\$249
101	1,196 sq ft	Dec 2023	\$255,000	\$213
204	910 sq ft	Oct 2023	\$215,000	\$236
106	1,196 sq ft	Sep 2023	\$290,000	\$242
102	920 sq ft	Sep 2023	\$218,000	\$237

## Market Information





Cove at Briar Bay: \$222/sq. ft.  
 West Palm Beach: \$511/sq. ft.



West Palm Beach: \$511/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Cove at Briar Bay	2%
West Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Cove at Briar Bay	53 days
West Palm Beach	52 days
Palm Beach	56 days